

ROBIN J. ELACKATT
Mayor

VASHAUNDRA EDWARDS
Councilmember at Large Position No. 1

LYNN CLOUSER
Councilmember at Large Position No. 2



CHERYL STERLING
Councilmember District A

JEFFREY L. BONEY
Councilmember District B

ANTHONY G. MAROULIS
Mayor Pro Tem
Councilmember District C

FLOYD EMERY
Councilmember District D

CITY COUNCIL SPECIAL MEETING MINUTES

The City Council of the City of Missouri City, Texas, met in special session on **Monday, March 29, 2021**, at the Quail Valley Golf Course, Bluebonnet Room, 2880 La Quinta Drive, Missouri City, Texas 77459, at **5:30 p.m.** to consider the following:

1. ROLL CALL

Mayor Elackatt called the meeting to order at 5:37 p.m.

Those also present: Mayor Pro Tem Maroulis, Councilmembers Clouser, Boney, and Emery; City Manager Jones, City Attorney Iyamu, City Secretary Jackson, Assistant City Manager Atkinson, Assistant City Manager Martel, Director of Information Technology Cole, Director of Financial Services Portis and Director of Public Works Kumar. Councilmembers Edwards and Sterling attended remotely. Also present: Jason Gray of JDGray Group LLC and Greg Peterson of Weaver & Tidwell.

2. DISCUSSION/POSSIBLE ACTION

(a) Consider and discuss the Missouri City Parks Foundation candidate(s).

City Council interviewed Julia Hardy for a position on the Missouri City Parks Foundation.

(b) Present the Comprehensive Annual Financial Report.

Director of Financial Services Portis presented an overview on the process of Comprehensive Annual Financial Report. Greg Peterson of Weaver & Tidwell presented their audit insights. Mayor Pro Tem Maroulis congratulated Portis and her team. Councilmember Boney stated it was reassuring that the audit was clean and there were no financial improprieties identified. Councilmember Sterling concurred with her colleagues and commended Portis and her team. City Manager Jones congratulated Portis for being a greater leader and commended her staff for their work. Mayor Elackatt thanked Portis for having zero findings of financial improprieties.

Mayor Pro Tem Maroulis requested to address agenda item 2a at this time.

2. DISCUSSION/POSSIBLE ACTION

(a) Consider and discuss the Missouri City Parks Foundation candidate(s).

Councilmember Maroulis moved to appoint Julia Hardy to the Missouri City Parks Foundation. Councilmember Boney seconded. **MOTION PASSED UNANIMOUSLY.**

Ayes: Mayor Elackatt, Mayor Pro Tem Maroulis, Councilmember Edwards, Councilmember Clouser, Councilmember Sterling, Councilmember Boney, and Councilmember Emery

Nays: None

(c) Consider and discuss the City's strategic plan update.

At 6:44 p.m., Mayor Pro Tem Maroulis left the meeting and returned at 6:48 p.m.

Jason Gray of JDGray Group LLC presented an overview on group exercise that took place at the March 19, 2021 special City Council meeting. Gray asked Council to name things they would maintain, stop or start under the strategic focus area of Create a Great Place to Live. Councilmember Sterling stated she would like to see the start branding entry at of corridors, a united city, revitalization of Texas Parkway and to maintain parks, civic engagement, safety and continued growth in the City. Mayor Pro Tem Maroulis stated he would like to see the start of a culture committee. Mayor Elackatt would like to maintain the sidewalk maintenance program, start an international fest, add electronic signage throughout the city, add landscape, and start better communications with citizens. Councilmember Clouser would like to start communications with residents, help residents understand access to services, better permitting system, and finding ways to employ the differently abled residents in the city. Councilmember Emery would like to maintain adequately fund public service, beautiful parks and aggressive sidewalk repairs, and start communication with residents and add emphasis on selling Missouri City to citizens and businesses. Councilmember Edwards stated she would like to start branding, economic development between the Texas Parkway and Cartwright corridors, youth program, and transition into a smart city and maintain a financially sound city. She noted there was a lot of communication placed through social media outlets and on the City's webpage and whether or not the citizens would like to engage the information has been provided. Councilmember Boney stated he would like to start developing the Freedom Tree Park as an educational component, embrace more international delegation and continue to maintain community policing, Citywide National Night Out and other community wide events. He would also like to start having quarterly HOA gatherings. Maroulis stated he would like the Communications Department to develop a channel that would be subscription based. Elackatt stated there was room for growth in the communications of the City. Edwards agreed with Maroulis and Elackatt but noted that the Communications Department needed more manpower. Elackatt stated the City Manager would come back with recommendations. City Manager Jones stated he hired a third party consultant to look at how our City compared to others and would report to City Council in the future. Boney inquired if two additional members had been approved in the budget for the Communications Department. Jones confirmed, but noted those positions were still vacant until he received the report from the consultant. He added that we would share recommendations to Council based on the report. Sterling suggested having a SWOT analysis of the Communications Department. Jones noted the consultant performed a SWOT analysis on each department. Maroulis suggested having an open for business concept in which others besides residents would shop here. Clouser spoke about having a printed newsletter for the older population or those who do not care for social media. She also suggested having an improved emergency response protocols and procedures. Councilmember Emery suggested exploring having MCTV be channel based instead of cable based

At 7:29 p.m., Mayor Pro Tem Maroulis stepped away from the meeting and returned at 7:30 p.m.

Gray asked Council to name things they would maintain, stop or start under the strategic focus area of Maintain a Financially Sound City Government. Maroulis would maintain Munis software and training, update City Centre to generate more revenue, and add more streetlights. Sterling would add effective communication, economic development software, lighting and infrastructure. Boney would add multi-family, profit from the golf course, lessen the burden on the citizens, and strengthen relations with MUDs and the County, address rental application and keep Director Portis. Elackatt would like to have LED lighting throughout the City, and grow Texas Parkway. Emery would add controls of procedures of key financial system, add state of the art equipment, maintain a county and state relationship, make profit of golf course, and pursue control of group and rental homes. Clouser would keep Director Portis, improve process to attract businesses, maintain infrastructure, assess revenue program, and improve Texas Parkway. Edwards concurred with her colleagues and added to maintain a positive work environment. Boney added sensible tax incentives for developers.

At 7:44 p.m., Councilmember Clouser stepped away from the meeting and returned at 7:47 p.m.

Gray asked Council to name things they would maintain, stop or start under the strategic focus area of Grow Business Investments in Missouri City. Sterling would maintain the Comprehensive Plan. Edwards would meet every quarter to analyze and update the progress on the Comprehensive Plan. Emery would maintain a tax rate that would attract, and land use that meets city's goal. Elackatt would maintain Texas Parkway existing businesses, approachable Development Services Department, and a strong Economic Development Coordinator. Clouser would give businesses what they need to expand and maintain. Elackatt would like to reinvent the letter grading system for restaurants. Maroulis would hire local, business use City's website to post jobs, go big with HOT tax fund, incentivize more businesses and an Economic Development Coordinator. Boney would revise the small business policy, improve Development Services Department, assist business to do advertisement, a full Economic Development team, identify potential land for development/ redevelopment, and market analysis on the Texas Parkway and Cartwright corridor. Sterling would enhance policies.

Gray asked Council to name things they would maintain, stop or start under the strategic focus area of Develop a High Performance City Team. Sterling would have budget in line with performance, and have Council aligning to the decisions made. Edwards agreed with Sterling in Council aligning, have clear communication among the entire City team, and have capable leaders. Clouser would implement employee satisfaction surveys, and recruiting the best individuals even if it means doing a nationwide search. Emery would establish a succession planning organization, strengthen relationship with stakeholders, quality candidates for key positions, and give importance to citizen's board and commissions. Maroulis would hold a gathering with committees and boards, Council attend employee recognition gatherings, and have Council work on a community project to establish a better relationship. Elackatt would perform an employee survey by consultants, have Leadership Team retreats, and have more informative Town Hall meetings. Boney would strengthen relationship with stakeholders, respect skill sets of staff and final decision of Council, and have everyone come prepared to meetings.

Gray asked Council to name things they would maintain, stop or start under the strategic focus area of Have Quality Development through Buildout. Boney would work with FBISD to improve schools, maximize relationship with METRO, increase mobility, and support needs of young families by having multi-family housing. Sterling would enhance partnerships with neighborhoods, and maintain active centers along Texas Parkway. Edwards would add strict Code Enforcement for renters and continual offenders, create rental registry, and maintain the sidewalk program. Emery would implement aggressive traffic control on boulevards, push for quality developments, HOA sharing programs among neighborhoods, and decide if to have a town center or not. Clouser would advocate for multi-family housing and senior living, have a Joint CIP program, and have local realtor association. Maroulis would have more mobility, centralized HOA meetings (include City-wide topic), have family destination centers, and development of Hearing tract. Elackatt would like to see District A and B be at the same standards as other areas in City, improve SeeClickFix, and improve FBISD relationship. Gray stated the idea of the exercise was not to get down to the finalized version but to get ideas on the table, and return these to city staff. He stated they would work on a specific action plan for each of the focus areas. Councilmembers thanked Gray for the discussion. Edwards appreciated Gray allowing them to get out of their comfort zones, express their goals and allowing them to engage. City Manager Jones stated he appreciate listening to Council's strategic discussion.

- (d) Consider and discuss the City's Boards, Committees, Commissions, and Task Forces Policy and Procedure.

City Secretary Jackson presented on the City's Boards, Committees, Commissions, and Task Forces Policy and Procedure and asked for Council's feedback. Councilmember Sterling requested a policy in which boards would have representation throughout the City and from all the districts. Councilmember Boney stated he felt the challenge was finding the right people. Sterling believes they should allow people who want to serve to serve, unless the position requires certain credentials. He suggested Sterling present a policy. Sterling asks that the policy be fair and equitable. Councilmember Edwards recommended having consistency in that everyone has the opportunity to serve, which consist of completing interviews allowing

applicants to have a good understanding of their role. Mayor Pro Tem Maroulis asked if neighboring cities had a policy in place. Jackson stated although some cities did have policies in place, but they did not have anything specific to what Councilmember Sterling requested.

3. CLOSED EXECUTIVE SESSION

After proper notice was given pursuant to the Texas Open Meetings Act, the City Council went into Executive Session at 8:59 p.m.

Texas Government Code, Section 551.074 – Deliberations concerning the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee: the city manager.

4. RECONVENE

At 9:43 p.m., City Council reconvened into the special City Council meeting. No action was taken.

5. ADJOURN

The special City Council meeting adjourned at 9:43 p.m.

Minutes PASSED AND APPROVED this the 19th day of April 2021.

Maria Jackson, City Secretary